039.0	0007	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,700 / 772,700
					USE VALUE:	772,700 / 772,700
					ASSESSED:	772,700 / 772,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-16	PATRICK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOMBOURAS PHYLLIS
Owner 2:	
Owner 3:	
Street 1:	16 PATRICK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KOMBOURAS NICHOLAS -
Owner 2:	KOMBOURAS PHYLLIS -
Street 1:	34 GREEN LANE
Twn/City:	WESTON
St/Prov:	MA Cntry:
Postal:	02493

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1969, having primarily Wood Shingle Exterior and 2420 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6012.000	388,500		384,200	772,700
Total Card	0.138	388,500		384,200	772,700
Total Parcel	0.138	388,500		384,200	772,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 319.30 | /Parcel: 319.30

Legal Description

User Acct: 26242

GIS Ref:

GIS Ref:

Insp Date: 12/06/18

Entered Lot Size

Total Land:

Land Unit Type:

!3245!

PREVIOUS ASSESSMENT

Parcel ID: 039.0-0007-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	388,500	0	6,012.	384,200	772,700		Year end	12/23/2021
2021	104	FV	367,900	0	6,012.	384,200	752,100		Year End Roll	12/10/2020
2020	104	FV	368,000	0	6,012.	384,200	752,200	752,200	Year End Roll	12/18/2019
2019	104	FV	344,500	0	6,012.	348,200	692,700	692,700	Year End Roll	1/3/2019
2018	104	FV	344,500	0	6,012.	330,200	674,700	674,700	Year End Roll	12/20/2017
2017	104	FV	322,900	0	6,012.	288,200	611,100	611,100	Year End Roll	1/3/2017
2016	104	FV	322,900	0	6,012.	246,100	569,000	569,000	Year End	1/4/2016
2015	104	FV	276,200	0	6,012.	228,100	504,300	504,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:48:55

LAST REV

Date	Time
07/15/21	15:27:05
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3245

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOMBOURAS NICHO	1498-66		10/19/2016	Convenience	10	No	No		
KOMBOURAS NICHO	1185-38		3/20/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	26242
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2020	1295	Redo Bas	35,000	O				
3/10/2020	360	Inter Fi	55,000	C				
12/29/2011	1900	Manual	3,000					insulate attic

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2021	USPS	JO	Jenny O
9/22/2020	Mail Update	MM	Mary M
12/6/2018	MEAS&NOTICE	CC	Chris C
4/27/2009	Measured	163	PATRIOT
3/3/2000	Mailer Sent		
3/1/2000	Measured	197	PATRIOT
8/21/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6012		Sq. Ft.	Site		0	64.	1.00	3									384,229						384,200	

Total AC/HA:	0.13802	Total SF/SM:	6012	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	384,229	Spl Credit		Total:	384,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		30.5	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.08388424
Const Adj.:	0.98441201
Adj $ / SQ:	160.048
Other Features:	109000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	558976
Depreciation:	170488
Depreciated Total:	388488

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

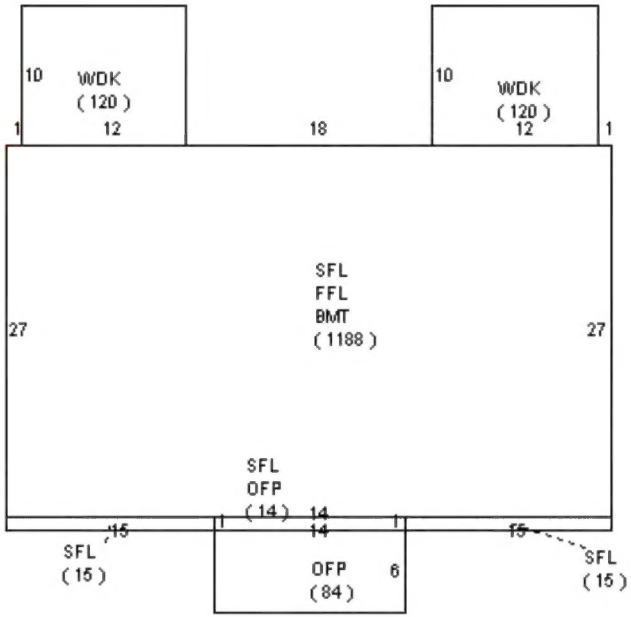
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	160.05
Special Features:	0	Val/Su Net:	98.45
Final Total:	388500	Val/Su SzAd	160.54

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,232	160.050	197,180
BMT	Basement	1,188	48.010	57,041
FFL	First Floor	1,188	160.050	190,137
WDK	Deck	240	10.010	2,402
OFP	Open Porch	98	32.820	3,216

Net Sketched Area:	3,946	Total:	449,976
Size Ad	2420	Gross Area	3946	FinArea	2420
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

039.0-0007-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc